

DESIGN JUSTIFICATION

The key areas to be covered within this section are:

- 7.1 Layout and Massing
- 7.2 Scale and Hierarchy
- 7.3 Amenity and Outlook
- 7.4 Parking and Refuse Strategy
- 7.5 Landscape Strategy
- 7.6 Materials and Treatment
- 7.7 Operational Requirements
- 7.8 Sustainability

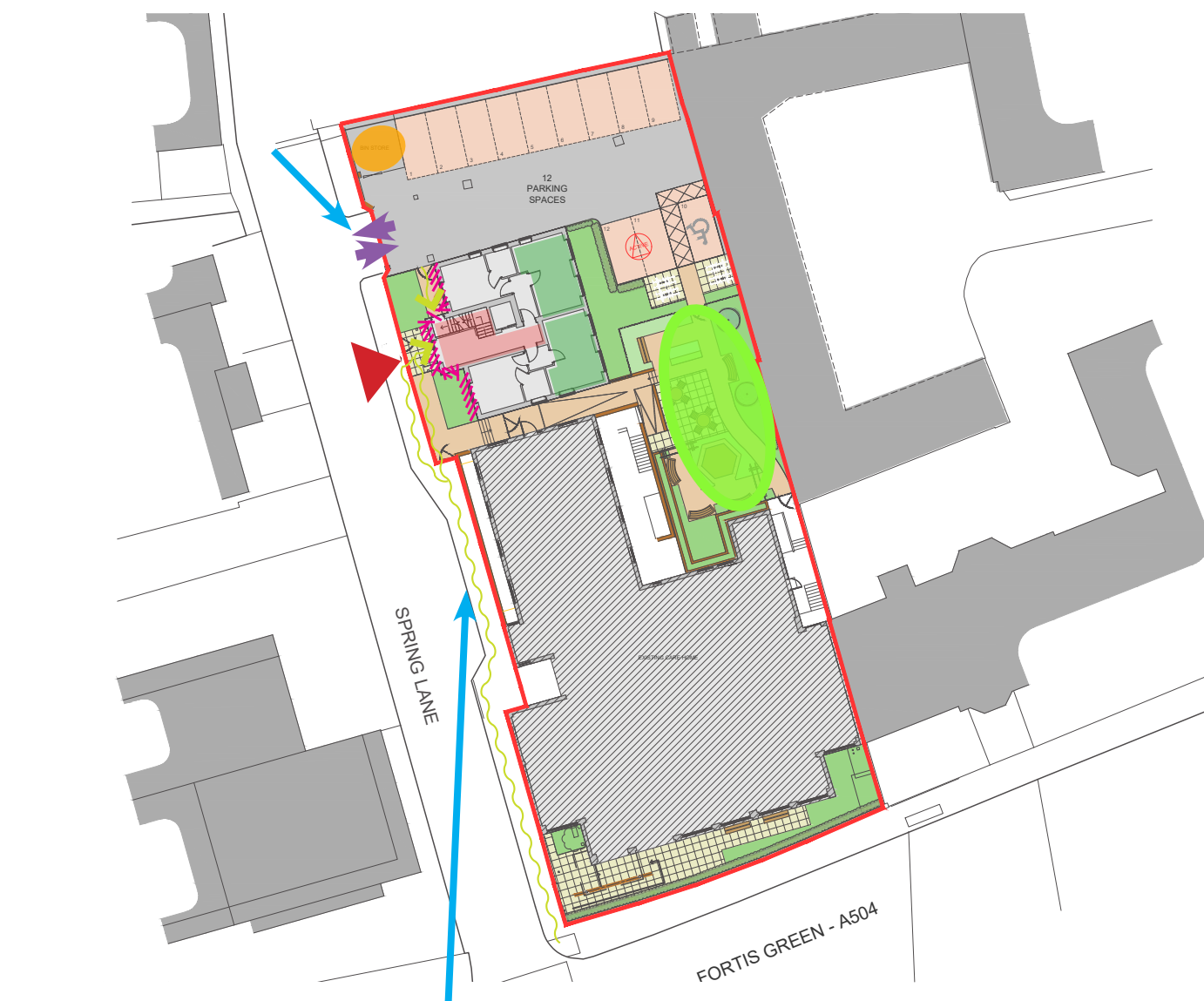
INTRODUCTION TO DESIGN JUSTIFICATION

This section illustrates the design proposal within the context of the site and shows how the new stand alone building design deals with site constraints and opportunities.

Having reviewed the existing Care Home layout and listening to the concerns raised by senior management, a traditional Care Home design model, in keeping with the Conservation Area of Fortis Green, has been considered.

Utilising the site opportunities and constraints illustrated in Section 2.6, a proposed design for this care home building was realised that takes into account the location of the site and Client's brief and the need for modern operational care home living.

The following section will outline the key design principles for the proposed new building and include conceptual layouts which illustrate the evolution of the Client brief when tested against the site constraints and opportunities.



LAYOUT

The proposed masterplan is strongly influenced by the character and grain of the context and the Conservation Area setting. The building has been separated from the existing Care Home to reduce the bulk and reflect the Firemans Cottage houses on the other side of Spring Lane, a basement level link will allow access to the main building. The new building has been positioned so access to the car park can be retained from the current dropped curve along Spring Lane.

The build has been set back slightly from the existing Care Home building line to provide a break on the Spring Lane street scene and ensure that the development does not overshadow the houses opposite.

MASSING

The proposed built form is one unit subdivided using material change and architectural treatment.

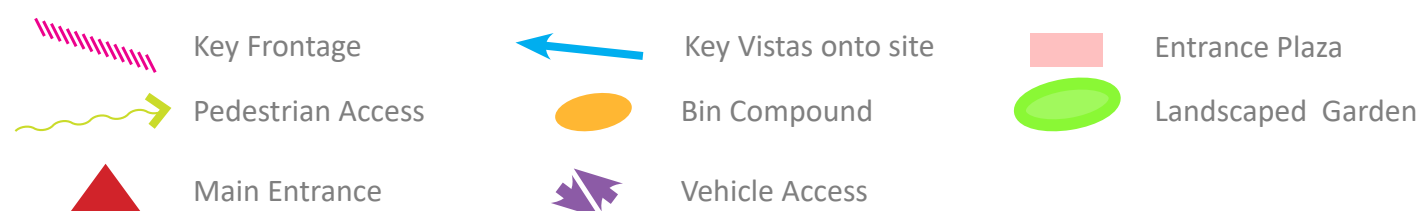
A - Building Form

The chosen architectural form reflects the housing units developed along Spring Lane and is intended to act subserviently to the heritage assets in the Conservation Area.

B - Recessed Third Floor

The principle of a recessed third floor has taken inspiration from the mansard roofs around the site. By recessing the top floor, the design reduces the scale of the building while also ensuring that there is a flat roof for potential plant equipment.

KEY



7.1 Layout and Massing



KEY

Existing Care Home

Primary Building From

Recessed Secondary Building From

Projecting From

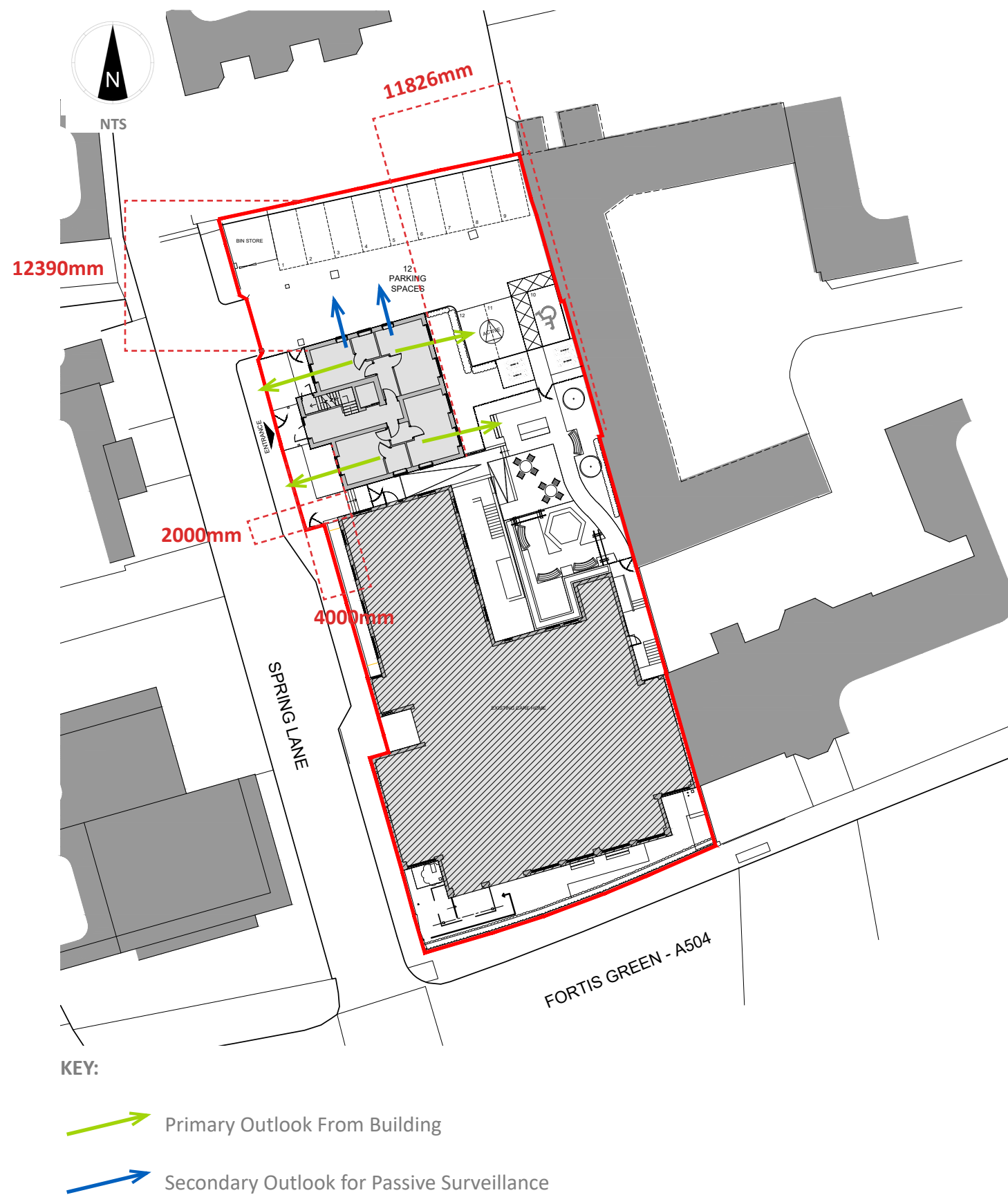
SCALE AND HIERARCHY

The proposed stand alone building seeks to respond to the character and locality of the site and existing building and the overarching form found within the immediate context and encompassing topography.

The existing building is 5 storey and the proposed development is for a 3 storey building respecting the need to be subservient in form and responding to the design principles of the Firemens Cottages to the opposite side of Spring Lane.

The appearance and scale of this proposal aims to combine and integrate the existing built form within the proposed stand alone building.

The proposal utilises variations in roof form to create depth and height responding to that of the immediate context of the surrounding building heights.



OUTLOOK AND ASPECT

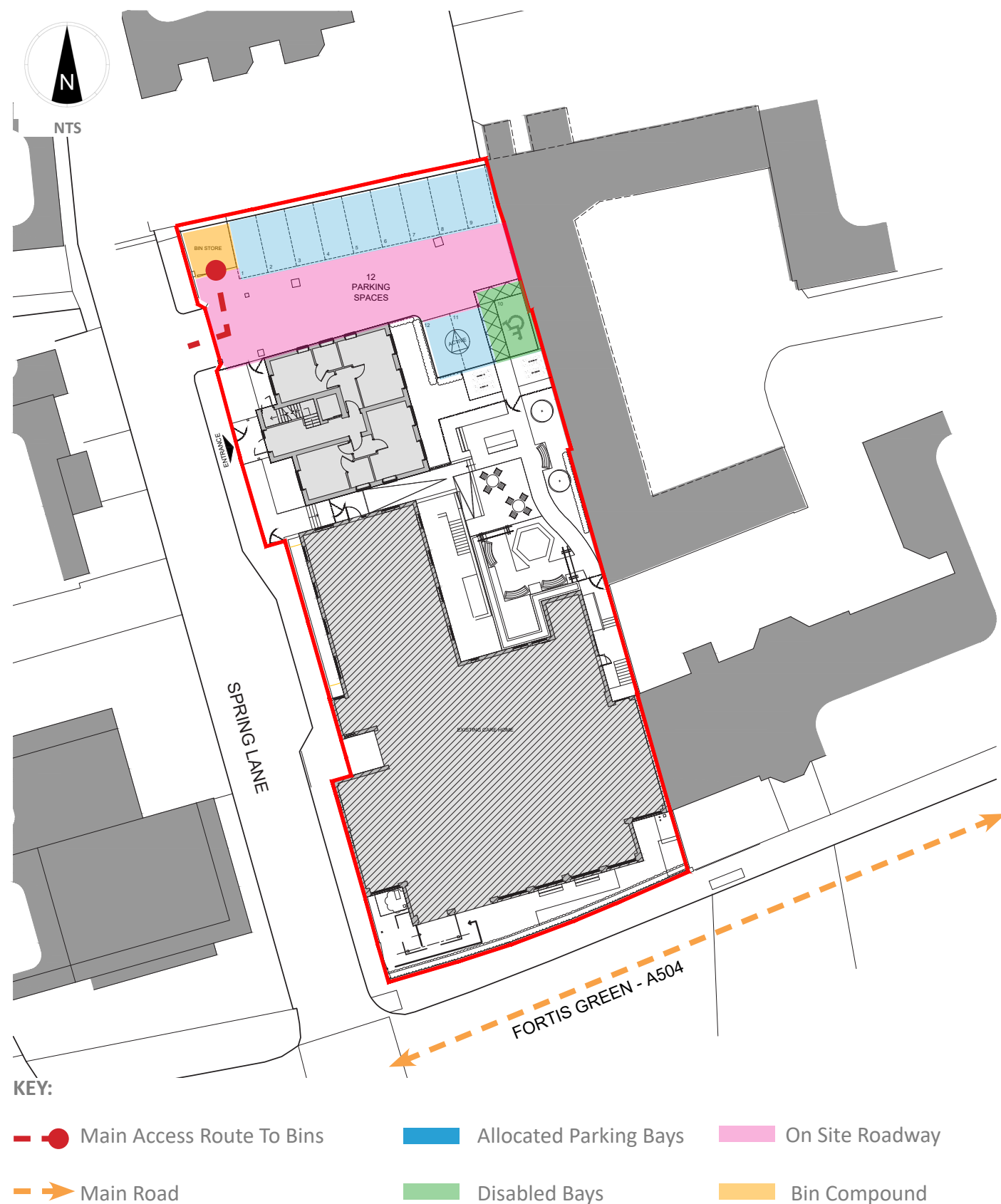
This section considers the relationship of the proposed stand alone building within the surrounding existing Fortis Green and Spring Lane context. Site constraints and privacy distances have influenced the articulation of the building form.

The proposed layout is sympathetic to the existing building and surrounding properties.

New landscape planting is also proposed to support new relationships between the existing Care Home and the proposed new building.

AMENITY

Additional landscaped amenity with hard and soft landscaped areas are integrated to the rear of the building with a mixture of planting and vegetation.



PARKING STRATEGY

There is currently a car park to the rear of the building for 16 cars. This is considered to be in excess of what is required for a Care Home given its location with regards to public transport.

Although the new building would encroach on some of the existing car park, there will be adequate provision made for 12 spaces to be retained which will include 2 disabled spaces for staff and visitors. The parking will also allow for the inclusion of electric vehicle charging on site.

The location enjoys great sustainable modes of transport and boasts a PTAL rating of 3.

Cycle storage would be provided which will provide alternative and accessible means of transport which supports the Haringey Council's policies to reduce car dependency and the encouragement of other modes of transport.

REFUSE COLLECTION AND SERVICING

The compostable and recycled waste will remain as existing.

LANDSCAPE STRATEGY

Within a care home environment a variety of external recreation gardens are an important part of the facility. The gardens are accessible from ground floor level communal lounge and dining area and are rationalised into the following categories:

1 – Semi Private Gardens

Within the secure garden areas the layout intends to provide accessible, sunny seating zones (defined on plan by flag paving) accessed from living rooms. Smaller spaces and seat locations are set along or at the end of path routes to provide both a destination and a resting point on a circular walk. As well as flag paving, paths are shown as a modified macadam finish to provide accessibility for a range of users.

3 – Private Patios

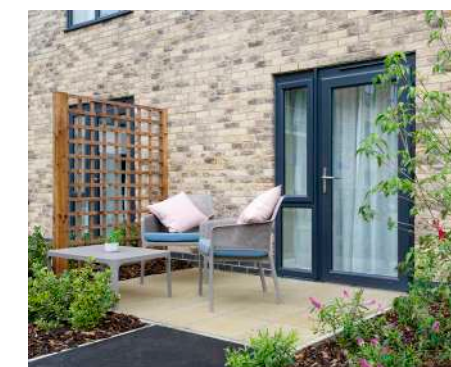
Accessed from each resident bedroom at ground floor level, these small patio areas will enable residents to take ownership of the space immediately outside their private rooms. These can be used as an extension to internal spaces and allow for human interaction on a one to one basis.

BOUNDARIES

The main landscape structure is provided by existing perimeter walls to adjacent land parcels.

HIGHWAY FRONTAGE

The Western boundary and car park frontage of the site will be supported by a strong landscape setting to contribute to scale and approach to the home.



RESIDENT PATIO



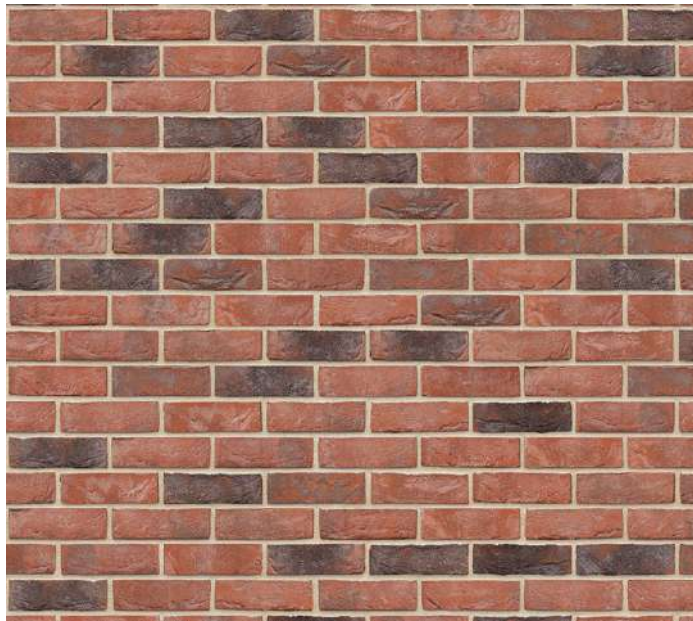
COMMUNAL PATIO



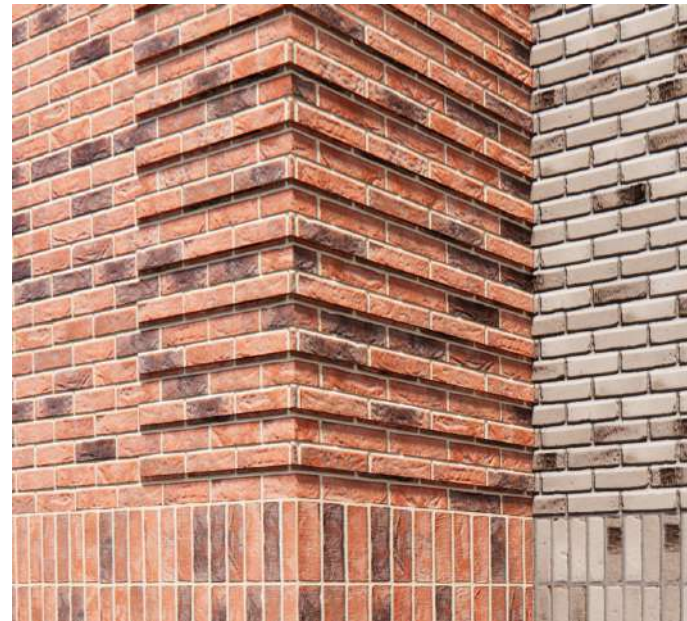
COMMUNAL GARDENS



EXTRACT PLAN FROM TPM, DRAWING REF. 4428-101B



01 - Red Brick



02 - Brick Banding



03 - Tile Hanging



04 - Grey Aluminium Windows



05 - Glass Juliets

MATERIALS AND TREATMENT

The material palette for the proposed extension reflects a simplistic range to compliment the existing property, remaining sympathetic whilst reinforcing materials used in its surrounding context whilst giving the extra care building a modern feel.

Drawing upon the local vernacular, the proposed material palette will include red and buff brick work, tile hanging and weather boarding with tiled roofs. Window treatments will be grey anthracite finish.

Careful use of the proposed palette of materials with feature architectural elements reinforces a relatively traditional vernacular but with a modern Care Home meeting the Operator's needs.



7.6 Materials and Treatment

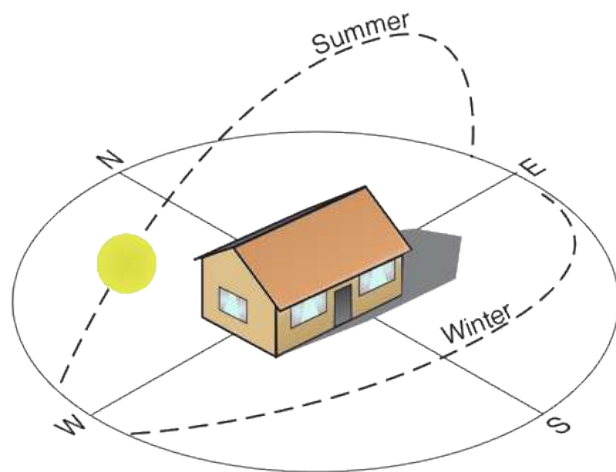
Operational Requirements

The following section demonstrates how the operational needs of close care suites have influenced the building design in terms of layout, scale and external environment.

Modern close care suites are designed to provide residents a home comfort environment with a high level of independence who have a broad range of complex needs. Close care can be particularly beneficial for couples, where one partner needs a higher level of support and who do not wish to be separated. The associated care home will provide a good quality of care needs to facilitate the flexible environment design to not only meet the standards set by the commissioning body (CQC) Care Quality Commission but to enable ease of movement for residents with all levels of mobility.

Access to recreation and activity space both internal and external within the building is critical. Residents have the ability, should there be a need to use facilities at the associated care home including social interaction within the public core of the building, semi private area such as lounge or dining area as well as care facilities provided by the support staff.

The suites provide double bedrooms with associated ensuite and separate kitchenette / living areas.



BUILDING ORIENTATION



PHOTOVOLTAIC PANELS



AIR SOURCE HEAT PUMPS



ENERGY SAVING LIGHTING

SUSTAINABILITY

We outline below some of the considerations which will be given to the detail design and construction solutions of this proposed care home scheme to reflect the desire to achieve a sustainable development.

ORIENTATION

The building positions and orientation on this development is heavily influenced by the end visual appearance and relationship to key natural features. Nevertheless, the orientation allows maximum solar gain to be achieved to daytime living spaces. The choice of glass and suitable roof eaves overhangs will assist in managing solar gain into the building.

ACCESS / TRANSPORT

The development site is well serviced by public transport and local cycle routes to the wider context. This is described further within the design and access statement and transport assessment. Cycle storage provision and good pedestrian links across the site will be provided to encourage alternative and sustainable modes of transport. The proposed development will also include the provision of 4 active Electric Vehicle Charging Points on site with the remaining spaces having the provision included in for future adaptation.

BUILDING DESIGN

As the design progresses this development will be encouraged to consider the following sustainable measures:-

- Off site construction
- Renewable energy technology
- Fabric first approach with thermally high performance construction methods
- Solar shading and glazing treatments
- Building orientation
- Sustainable urban drainage systems

RENEWABLE ENERGY TECHNOLOGIES

The ability to include renewable energy technologies within the building design assists with the reduction in Co2 production while reducing the running cost and energy demands within the completed homes. We are proposing to include both an ASHP pre-heat system and a roof mounted PV array to the development.

NATURAL VENTILATION

The building design has been created to maximise the opportunity to naturally ventilate the internal space without the need for large central and high energy consuming mechanical equipment.

LIGHTING

The proposed lighting both inside and outside the buildings will be designed for low energy consumption. External lighting to be designed in accordance with CIBSE lighting guides to provide safe and secure lighting. Low level bollards will be used to footways and column mounted fittings will be provided with an anti-glare reflector to a green lighting standard.

CONSTRUCTION MATERIAL WASTE MANAGEMENT

Material wastage and recycling is also a key consideration upon the development. The contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible. The recycling of material produced by the demolition of the existing buildings will also be investigated.

FINAL PROPOSAL

The key areas to be covered within this section are:

- 8.1 Proposed Site Plan
- 8.2 Proposed Floor Plans
- 8.3 Proposed Elevations
Proposed Street scene's
- 8.5 Proposed 3D Visuals

INTRODUCTION TO FINAL DESIGN PROPOSAL

This section illustrates the final proposal in context to the urban setting.

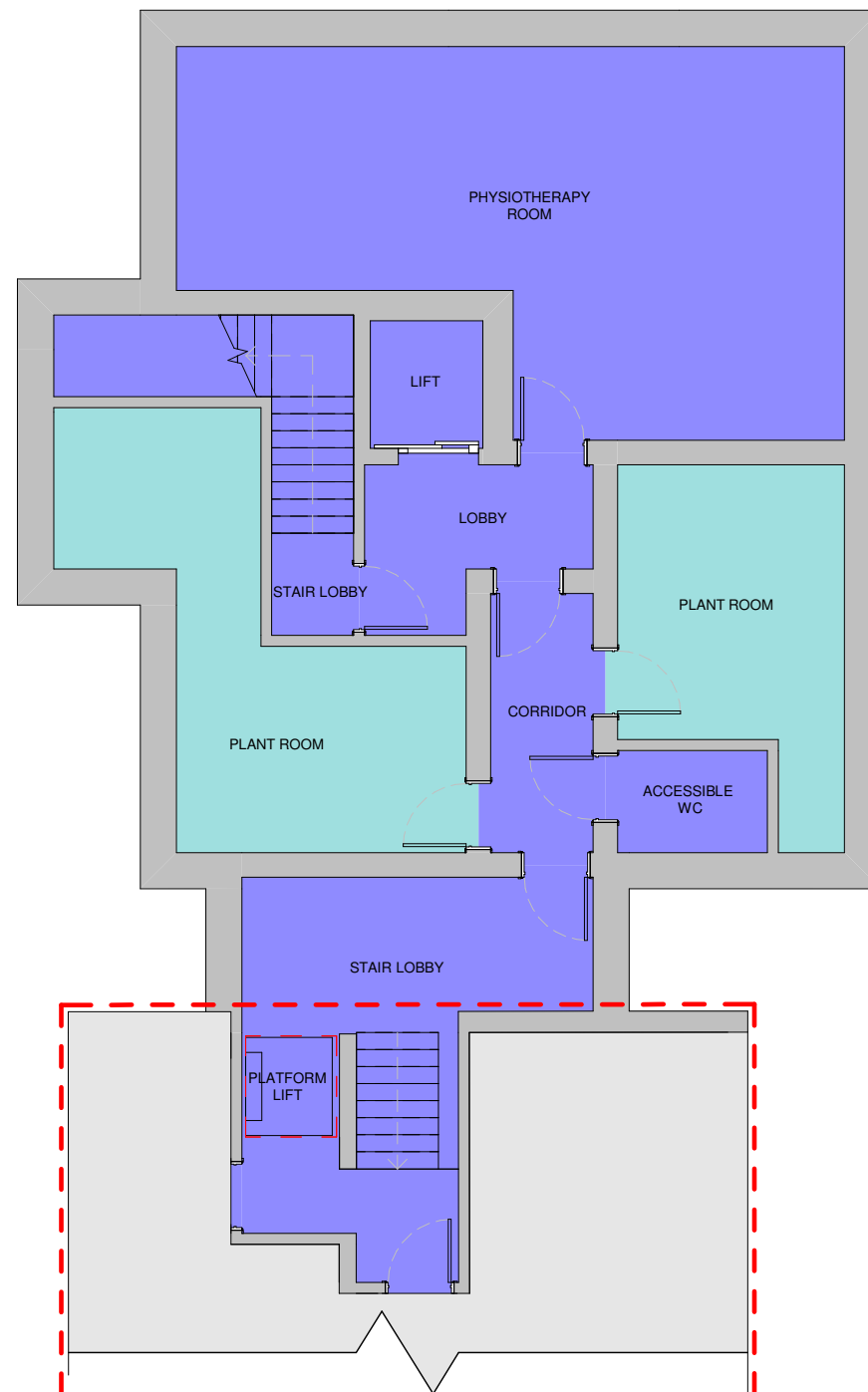
The indicative floor plans illustrate the relationship between the internal layout and how this relates to the proposed site plan.

The visualisations illustrate the potential architectural language, articulation and material composition.

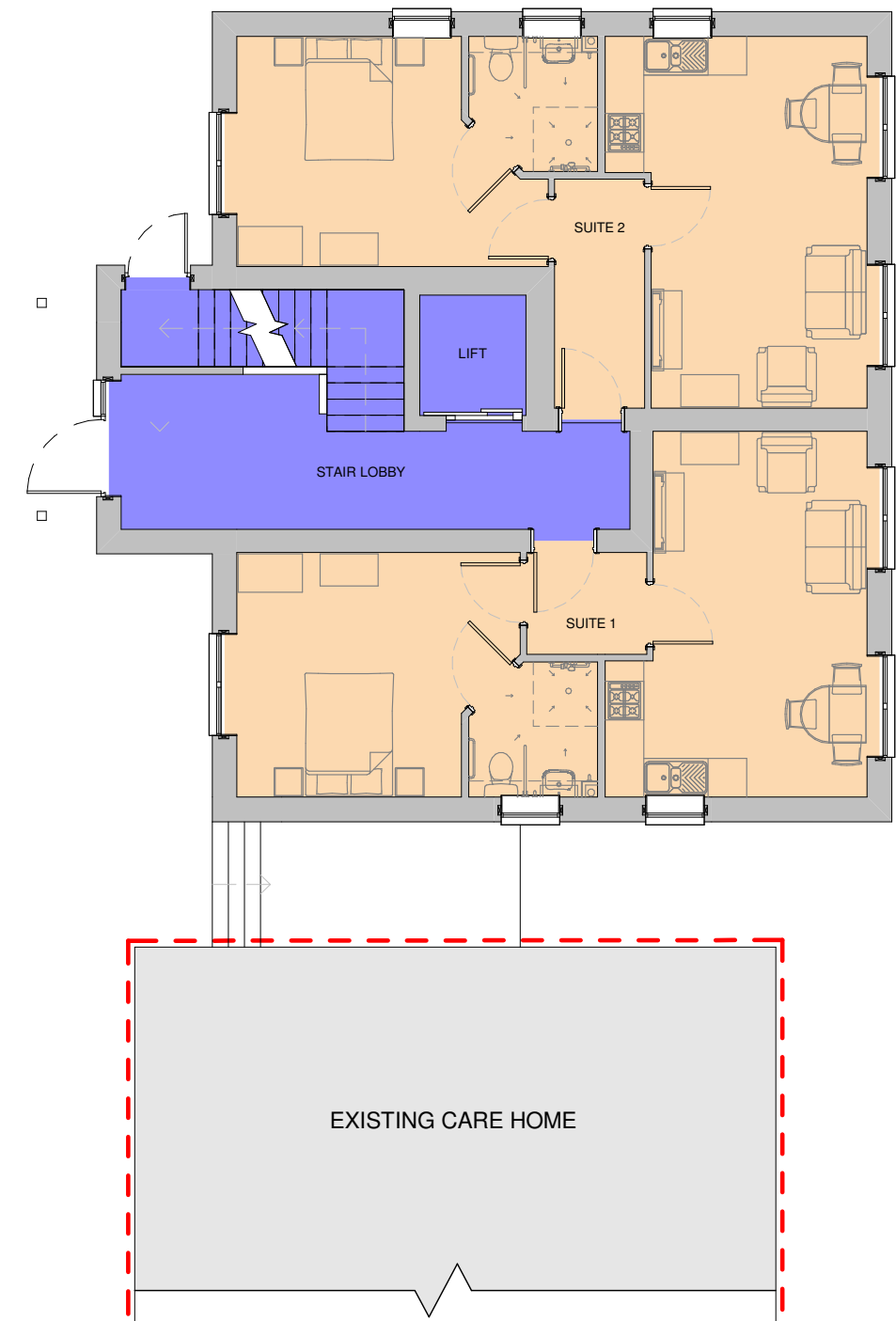
This section should be read in conjunction with the application supporting drawings.



KEY	
	SITE BOUNDARY 0.1602 HECTARES / 0.3959 ACRES
	EXISTING BUILDINGS
	ROAD
	FOOTPATH
	PAVING SLABS
	PARKING
	LAWN
	PLANTING
	POND
	PROPOSED HEDGE
	EXISTING/PROPOSED BOUNDARY/RETAINING WALL
	CONTROLLED ACCESS POINT / FENCE LINE
	BUILDING DATA OBTAINED FROM OS MAP DUE TO LACK OF TOPOGRAPHICAL SURVEY DATA
	EXISTING GROUND LEVEL
	PROPOSED GROUND LEVEL

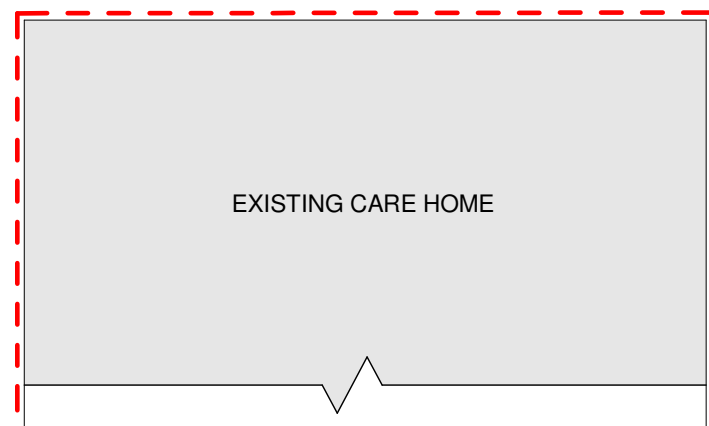
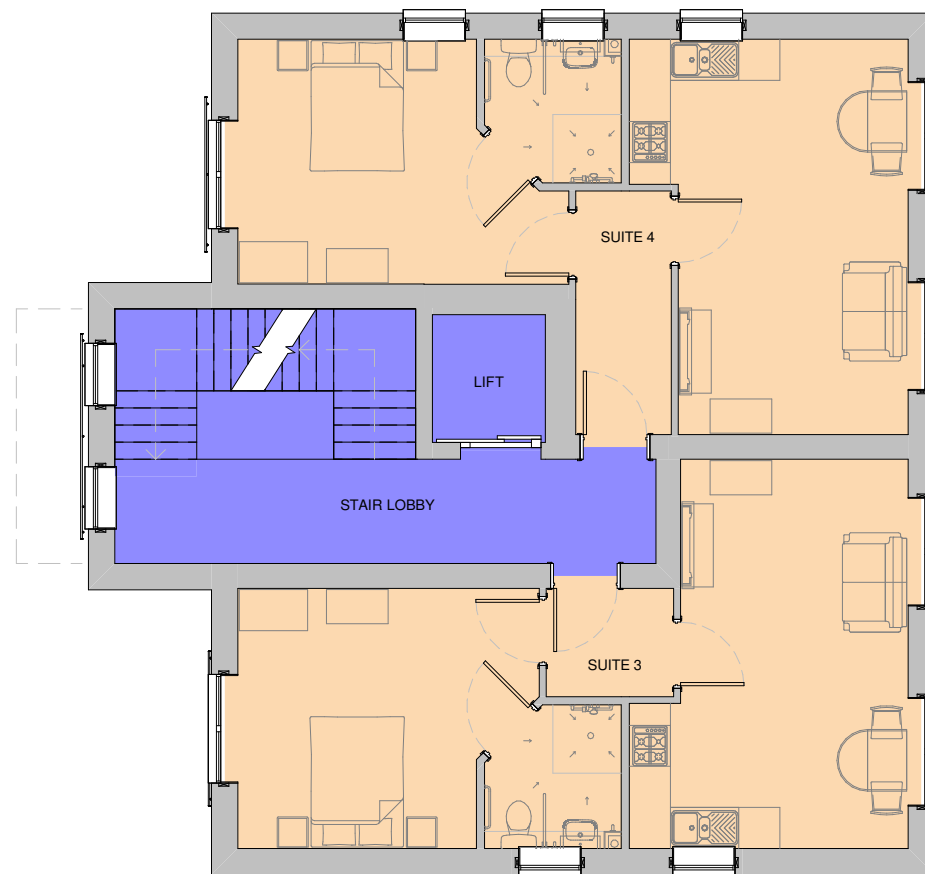


BASEMENT FLOOR PLAN - NTS

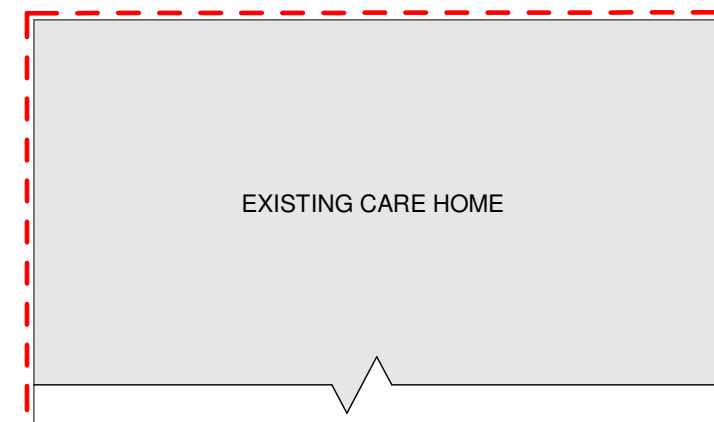
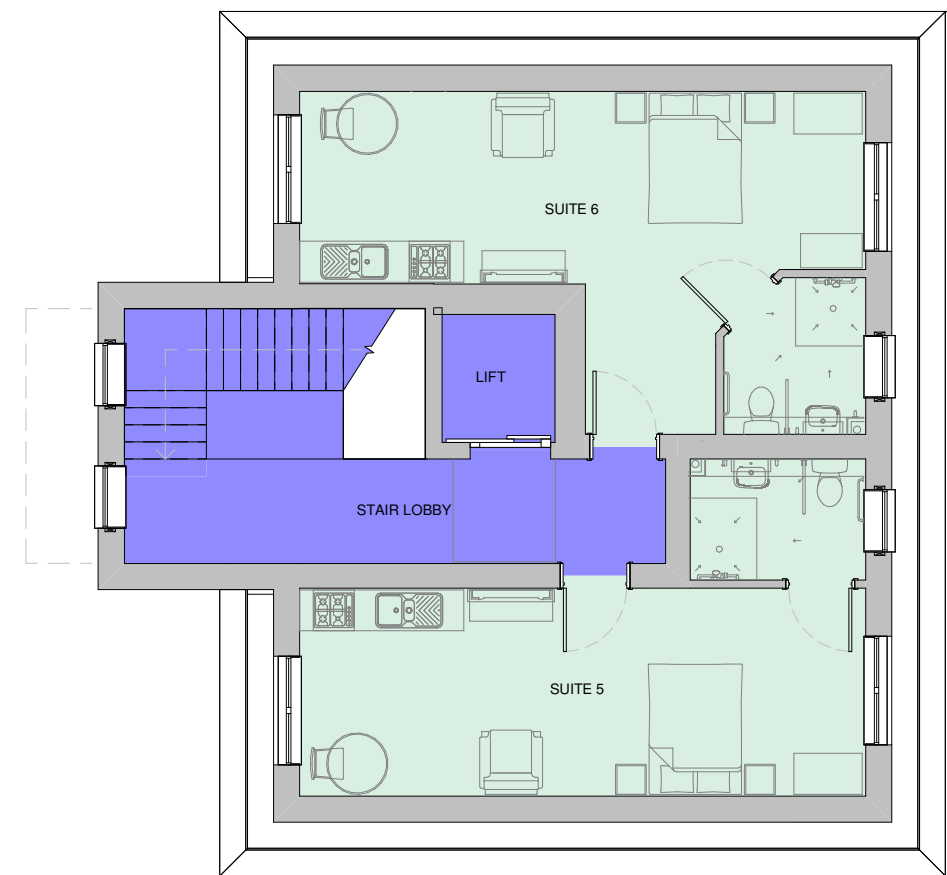


GROUND FLOOR PLAN - NTS

8.2 Proposed Floor Plans

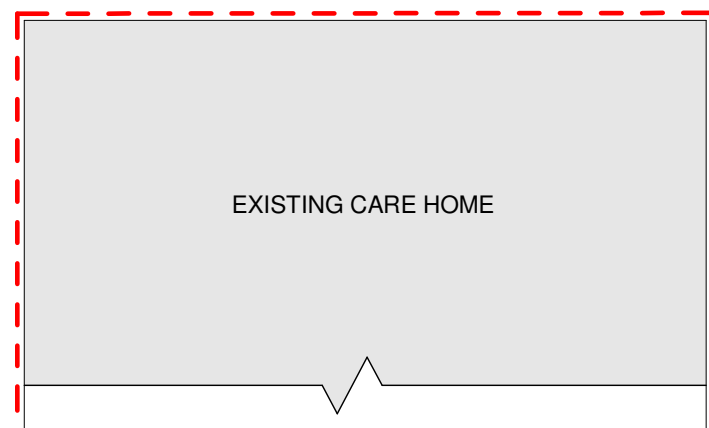
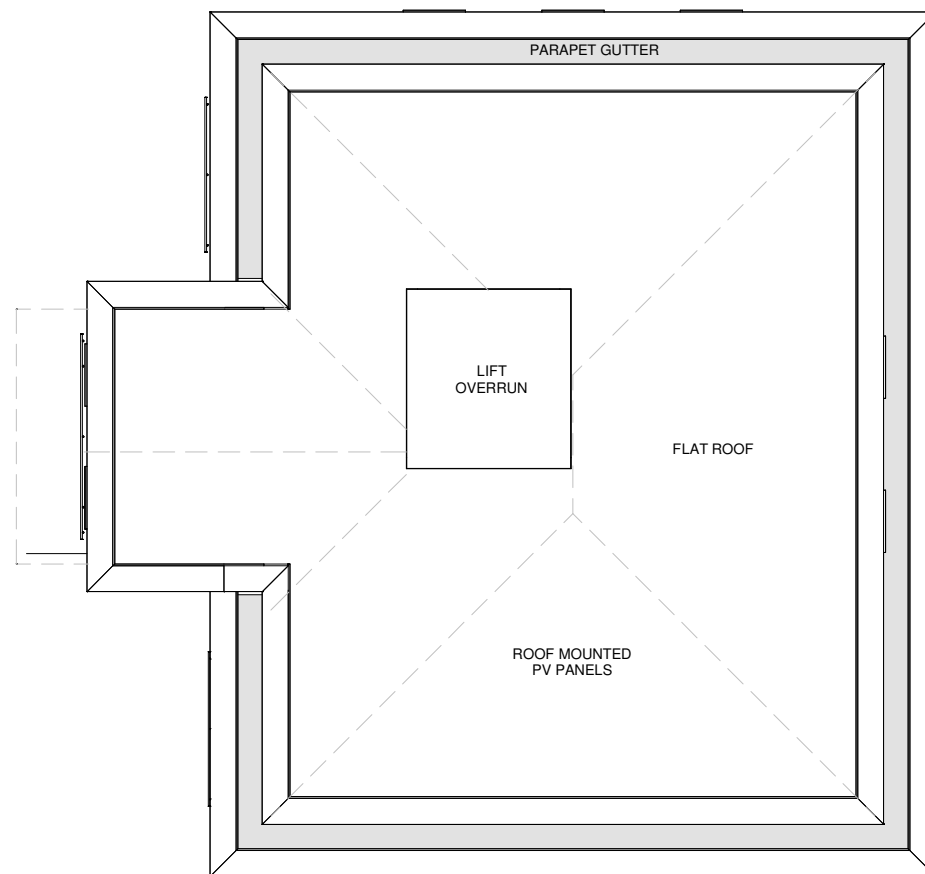


FIRST FLOOR PLAN - NTS



SECOND FLOOR PLAN - NTS

8.2.1 Proposed Floor Plans



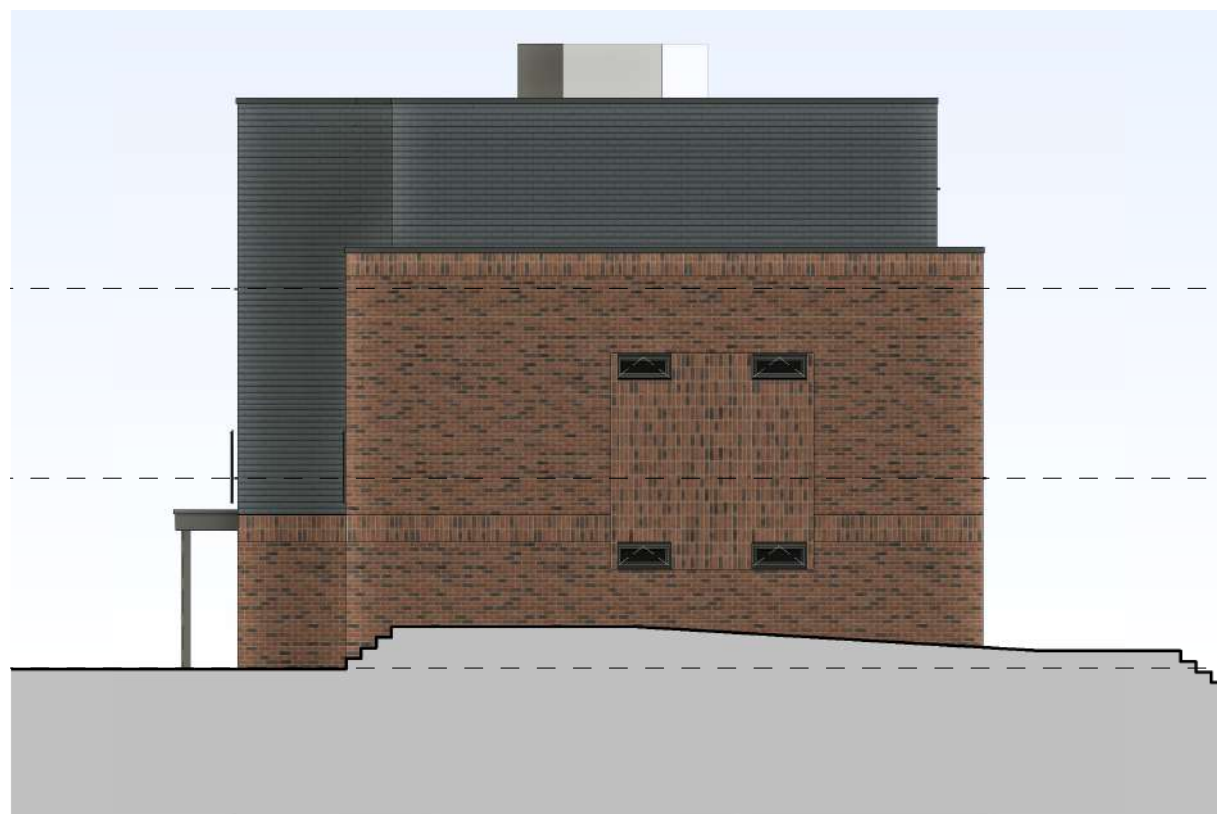
ROOF PLAN - NTS



WEST ELEVATION



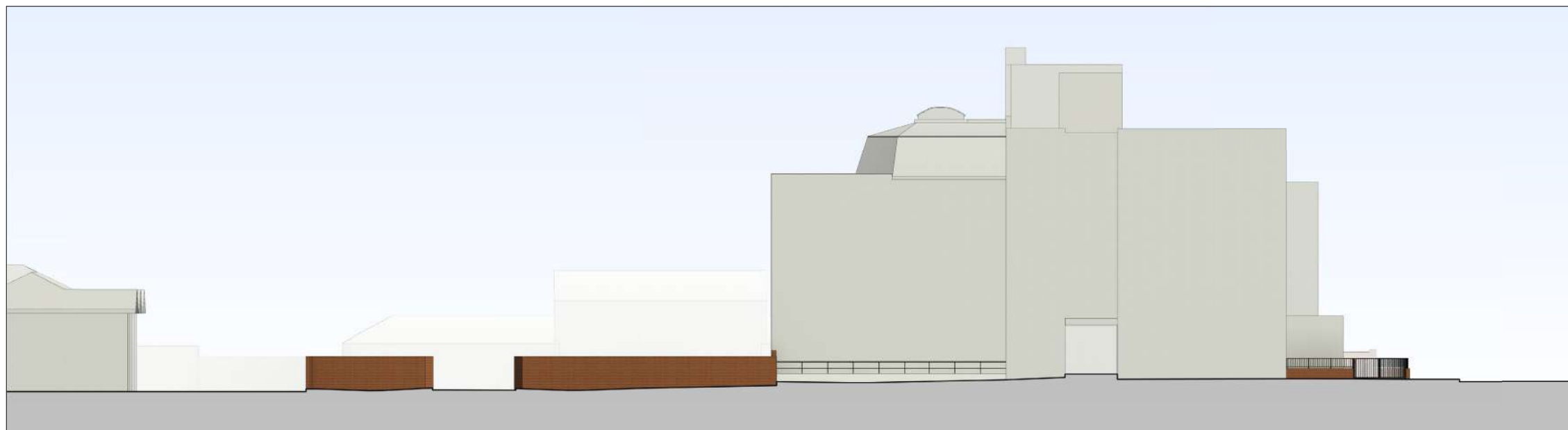
EAST ELEVATION



SOUTH ELEVATION



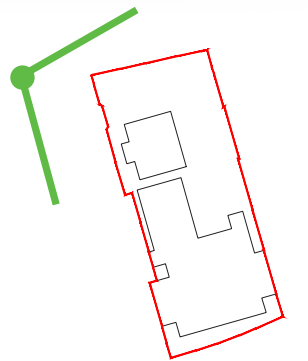
NORTH ELEVATION



SPRING LANE - EXISTING

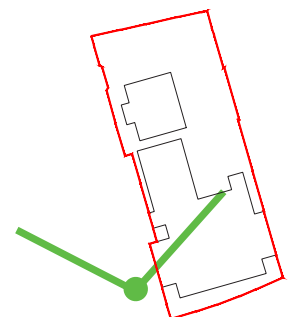


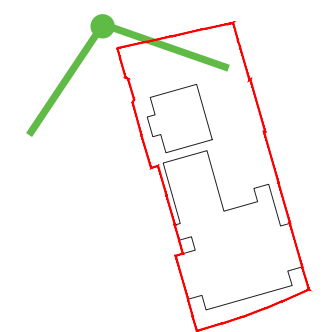
SPRING LANE - PROPOSED

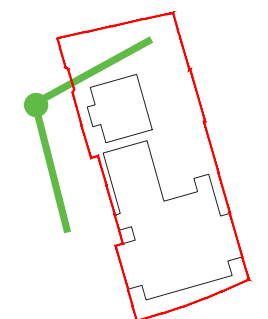




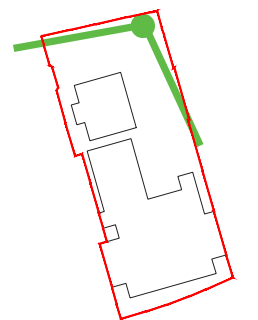
8.5.1 3D Visual - Aerial View of New Building





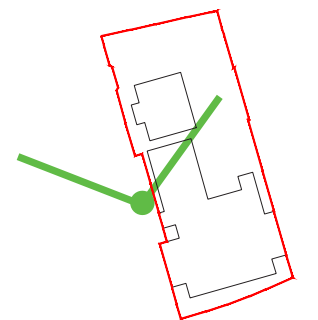


8.5.3 3D Visual - View from Spring Lane



8.5.4 3D Visual - View from Car Park to Rear





KEY VIEWS

The key areas to be covered within this section are:

- 6.1 Key View 1
- 6.2 Key View 2
- 6.3 Key View 3

INTRODUCTION TO KEY VIEWS

The following key views have been requested by the LPA this includes;

- Significant views taken across the conservation area from the houses located in spring lane
- Significant view towards Tetherdown hall
- Significant view along spring Lane

The following section will demonstrate the minimal contextual impact of the key views.



KEY VIEW 1 FROM SPRING LANE TOWARDS CAR PARK



KEY VIEW 2 FROM CAR PARK TOWARDS CARE HOME



KEY VIEW 3 FROM SPRING LANE TOWARDS TETHERDOWN HALL

ACCESS

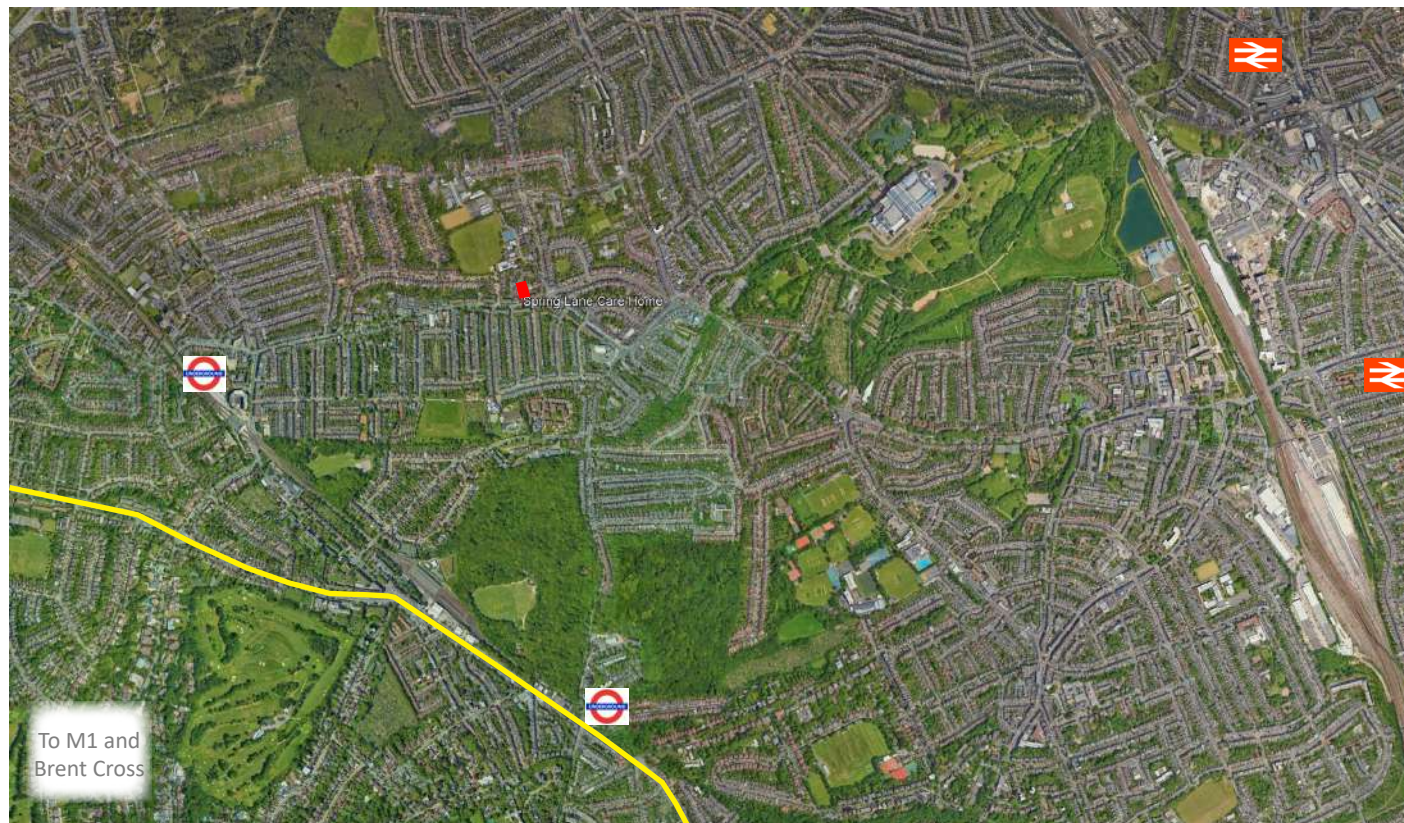
The key areas to be covered within this section are:

- 9.1 Wider Site Access
- 9.2 Immediate Access
- 9.3 Site Inclusive Access

INTRODUCTION TO ACCESS

This section identifies two areas of access; vehicular and transport links and inclusive access to support the design statement and conclude that all access issues have been considered in tandem with the design.

This section should be read in conjunction with the Transport Statement.



KEY

-  The Site
-  Mainline Railway Station
-  Underground Station
-  A1

WIDER SITE ACCESS

The site is in a mixed used area of Muswell Hill, a North London suburb.

The site is close to the junction of Muswell Hill Broadway and Fortis Green Road which are the main shopping streets in the area.

It is located 7 miles from Central London and is approx 4 miles to the M1 motorway connecting the property to the North of England.

The A504 (Fortis Green) runs directly in front of the site with several bus stops which service the local area and connects to Alexandra Palace to the East.

There are several underground stations within a 2 mile radius as well as a Great Northern Railway Station at Alexandra Palace with connections to Central London, Kent, Gatwick and Brighton to the South and Cambridge, Norfolk, Yorkshire and Scotland in the North

The area offers a range of services and facilities with commercial and community buildings, four churches, one synagogue, bars, post office, supermarkets, leisure facilities, shops, garages and schools. There are also a number of social, community and recreational clubs and a library in the area.

Brent Cross shopping centre is approximately 4 miles away.

There are a number of parks and open recreational areas including Alexandra Park and Highgate Woods.



- KEY
-  The Site
 -  Bus Stop
 -  A504 Fortis Green - to A1/A406
 -  Fortis Green Lane - to local services and Hornsey

IMMEDIATE SITE ACCESS

VEHICLE AND PEDESTRIAN ACCESS

The main access is from Fortis Green, but vehicular access for visitors, staff, services and ambulances is taken from Spring Lane to the West.

The design of the proposed development uses the existing vehicular access from Spring Lane. There is level access from the car park to the care home as well as disabled parking bays.

LEVEL OF PUBLIC TRANSPORT ACCESSIBILITY

The site is in a central position within Muswell Hill and approximately ¼ mile from Muswell Hill Broadway close to shops and public transport.

There is a frequent bus service with two bus stops a very short distance from the care home on Fortis Green and Fortis Green Road which service the local amenities.

East Finchley underground station is less than 1 mile from the site and Alexandra Palace mainline station just over 1.5 miles.

EASE OF ACCESS BY CYCLING AND WALKING

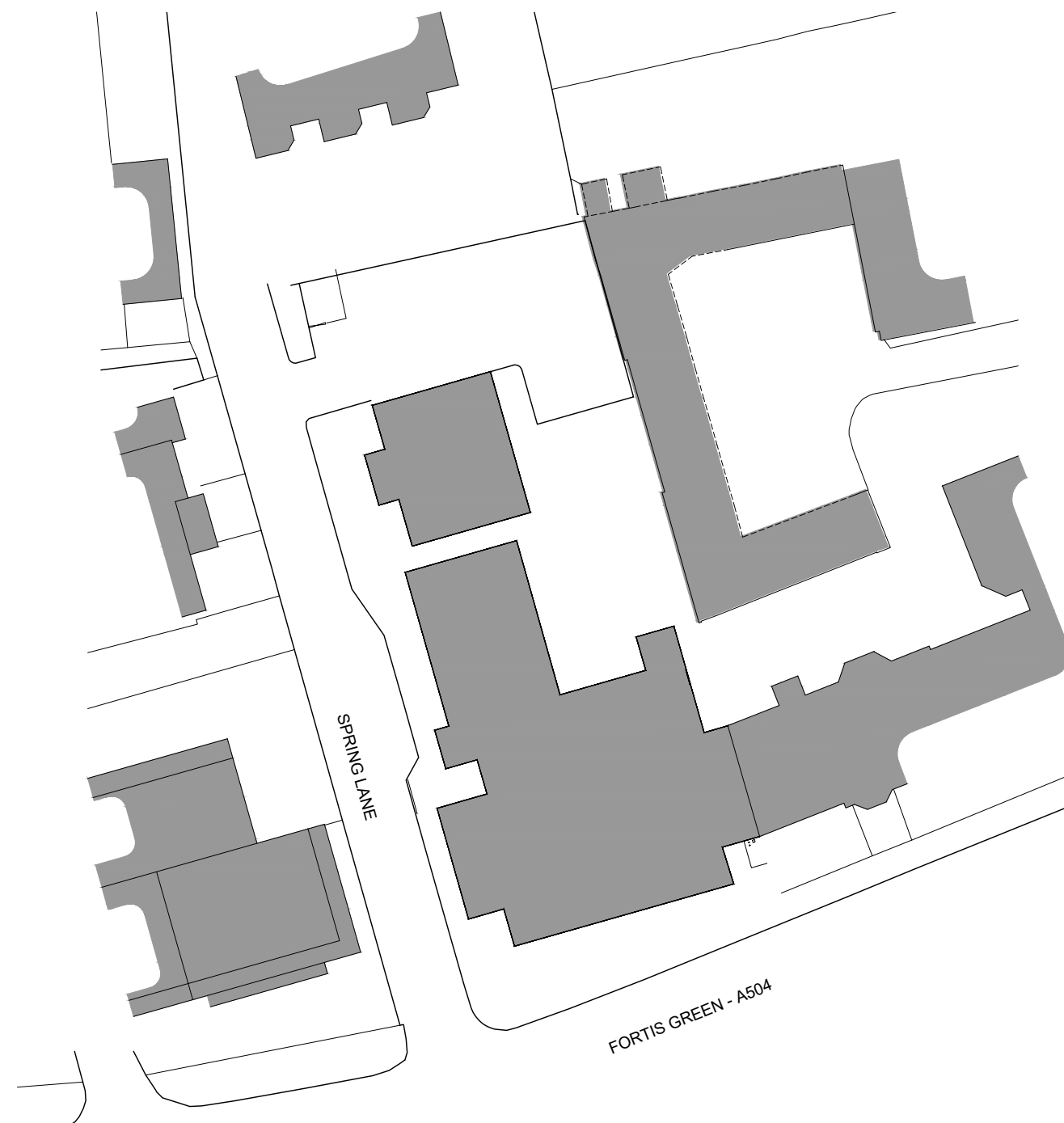
Cycling will be encouraged as an alternative mode of transport and there is provision for secure cycle storage at the site. There are good and safe walking routes within the proximity of the site to public transport, local shops, leisure facilities and other local amenities.

INCLUSIVE SITE ACCESS

The inclusive access in and around the proposed development caters for those with all levels of mobility and with wheelchair access incorporated into the design.

External to the buildings, the development will provide level access from vehicles to the front door. Suitable gradient ramps, where necessary, and paths will be provided around the building for all users to travel around the site and enjoy the landscaped gardens and wildlife.

Building Regulation and NHBC Requirements will be complied with regarding the buildings design including the Disability and Discrimination Act and Part M4 requirements.



CONCLUSION

This Design and Access Statement has demonstrated our interpretation of the site and context to which the proposed care home development will seek to respond to and enhance the existing site, through considered design principles and physical treatment.

The conclusion to this report and the appropriateness of the design is illustrated simply on the plan in this section, with the proposed development respecting the surrounding urban realm and relationships in terms of scale, mass and positioning on site.

The new stand alone building and refurbishment will provide a much needed form of accommodation while bringing a positive addition to Muswell Hill. The development also includes soft landscaping and to increase biodiversity alongside retaining sustainability at the forefront of the design.

The process of stakeholder engagement has been integral within the proposals development and has illustrated the client's desire to achieve consent for a development that will be considered suitable by all.

Through a considered design development, the proposed design responds to a primary aim of achieving a much needed form of elderly care development, contributing to the area of Muswell Hill with a rich palette of building style, whilst merging into the existing context.

All supporting statements including the Planning Statement should be read in conjunction with this document.